Karen Johnson Davidson County
Batch# 1121747 DEEDWARR
04/11/2024 01:31:30 PM 4 pgs
Fees: $23.00 Taxes: $3,200.50
20240411-0025867

WARRANTY DEED

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $865,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11 DAY OF April, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/3/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Andrei Dumitrescu and Logan Dumitrescu	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME)	First Horizon Bank (NAME)	
113 Zuric Court (ADDRESS)	12719 Cantrell Rd #200 (ADDRESS)	128-05-0A-084.00-CO
Nashville TN 37221 (CITY) (STATE) (ZIP)	Little Rock AR 72223 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Kevin Halter, Robert Brigman**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrei Dumitrescu and Logan Dumitrescu**, husband and wife, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Final Subdivision of Section 2, Phase 1 Still Spring Hollow A Planned Unit Development of record in Plat at Instrument No. 20031111-0164936, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Volunteer State Bank by Warranty Deed in Lieu of Foreclosure deed from Marcus E. Smith and Destiny C. Barnes-Smith of record in Instrument No. 20220818-0093509 Register's Office for Davidson County, Tennessee, dated August 16, 2022 and recorded on August 18, 2022 and Warranty Deed of Correction Recorded on February 6, 2023 and Instrument No. 20230206-008573.

Being the same property conveyed to Robert Brigman and Kevin Halter, as tenants in common by Warranty Deed from Volunteer State Bank of record in Instrument No. 20221025-0115773 Register's Office for Davidson County, Tennessee, dated October 24, 2022 and recorded on October 25, 2022.

Grantors warrant that this property has not been used as their primary residence but has been used for investment purposes only.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 113 Zuric Ct. Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 5th day of April, 2024.

Kevin Halter

Kevin Halter

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Kevin Halter** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of April, 2024.

Notary Public

My Commission Expires: 05/16/2027

Notarized remotely using audio-video communication technology via Proof.



Online Notary Public
My Commission Expires
May 16, 2027

plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 3rd day of April, 2024.

Robert Brigman

Robert Brigman

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Robert Brigman** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of April, 2024.

Notary Public

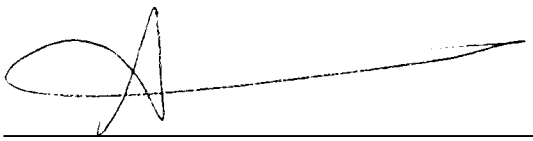
My Commission Expires: 05/16/2027

Notarized remotely using audio-video communication technology via Proof.

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
Online Notary Public
My Commission Expires
May 16, 2027

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4-11-2024.



Affiant Signature

4-11-2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4-11-2024.

Notary's Signature

My Commission Expires: 9-21-26



Notary's Seal